

# ADOPTED CHANGES TO DOWNTOWN ZONING

May 12, 2006

## SUMMARY OF AMENDMENTS

The City Council adopted major amendments to the Downtown section of the Land Use Code on April 3, 2006. Ordinance 122054 is a response to proposals developed through the Downtown neighborhood planning process, and concludes the latest phase of a multi-phased effort to implement Downtown neighborhood plans.

The following chart is a summary outlining, section by section, the amendments to the Downtown Chapter of the Land Use Code adopted by Ordinance 122054, which became effective on May 12, 2006. For the most part, these changes are limited to three Downtown zones: Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and Downtown Mixed Commercial (DMC) zones. However, some changes, such as the elimination of the parking requirement for non-residential uses and the treatment of above grade parking affect all Downtown zones, and the changes related to design review apply citywide.

Land Use Code Section Added, Amended, or Repealed (Italics indicates new numbering)	Notes or Explanation
<b>23.32.016</b> , Official Land Use Map	The Official Land Use Map is amended to depict rezones and new zone designations and height limits.
<b>23.41.004</b> , Applicability	This Section of the Code specifies the project thresholds for determining when design review is required in various Downtown zones. The DMC zone is now treated the same as DOC1 and DOC2, which is consistent with other actions for consolidating the standards for these three zones under one subchapter.
<b>23.41.012</b> , Development standard departures	<p>Previously, this Section of the Land Use Code listed development standards that were departable through Design Review. Under the adopted version, only those standards that cannot be departed from are identified, rather than the standards from which departures are allowed.</p> <p>Downtown standards for which departures may not be granted include:</p> <ul style="list-style-type: none"><li>• floor area ratios (FAR);</li><li>• the quantity of open space required for office projects;</li><li>• provisions for increasing floor area above the base FAR;</li><li>• minimum size of a Planned Community Development (PCD);</li><li>• average floor area limit for stories of a structure in residential use;</li><li>• combined lot development provisions;</li><li>• view corridor requirements;</li><li>• tower spacing requirements in DMC zones;</li><li>• structure height (except for specified conditions); and</li><li>• the maximum parking limit.</li></ul> <p>Downtown development standards for which departures may be granted</p>

	through design review, including standards related to the bulk of residential, commercial, and mixed use towers, are not listed in the new Section, and therefore they are departable.
<b>23.49.008</b> , Structure Height	<p>This section is amended to include new base and maximum height limits and repeal provisions for height increases that are no longer necessary with the new limits. Under the new designations, three “applicable” height limits are indicated. For example, in the DOC2 500/300-500 zone, the first figure (500) is the limit for non-residential use. The figure following the “/” is the height limit for residential structures that do not use the affordable housing bonus, and the last figure is the height limit for residential use in structures that are certified LEED Silver and use the affordable housing bonus.</p> <p>Specific changes include:</p> <ol style="list-style-type: none"> <li>1) Adding maximum structure heights of 340 feet, 400 feet, 500 feet, and unlimited height and repealing the current maximum height limits of 300 and 450 feet that no longer apply.</li> <li>2) Adding height limits of 290 feet, 300 feet and 450 feet for residential structures in DMC, DOC2, and DOC1 zones.</li> <li>3) Repealing provisions for structure height increases of 10% and 20% in portions of DOC1 and DOC2 zones that no longer apply given the higher height limits adopted for these zones.</li> <li>4) Adding a provision in DMC 240/290-400 and DMC 340/290-400 zones allowing 10% additional height for the tops of residential towers to promote distinctive architecture that adds visual interest and variety. Except for enclosed common recreation area and other features allowed as rooftop height exceptions, no other uses would be permitted in the portion of the structure allowed above the height limit.</li> <li>5) Repealing the provisions for a 30% height increase in the Downtown Retail Core (DRC) zone that applied to two half blocks now rezoned to DMC 240/290-400.</li> <li>6) Repealing provisions allowing a 30% height increase in the Denny Triangle through participation in the City/County Transfer of Development Credit program, which will now be allowed to expire.</li> <li>7) Adding DMC zones to the zones with a higher and lower height limit established for different uses.</li> <li>8) Adding covered or enclosed common recreation area to the features permitted to extend 15 feet above the maximum height limits.</li> <li>9) Increasing the height that elevator cabs are allowed to exceed the height limits, from 20 feet to 23 feet for cabs up to 8 feet high and from 22 feet to 25 feet for taller cabs. This change adjusts the current exception to recognize technological changes in the design and operation of elevators. Elevators are also allowed to exceed the height limit in order to provide access to rooftop open space.</li> </ol>
T 23.49.025 is re-codified as <b>23.49.009</b> , Street-level use requirements.	This section is re-numbered with only minor edits to provide a more logical sequence in the presentation of development standards.

<p>23.49.026 is re-codified as <b>23.49.010</b>, General requirements for residential use.</p>	<p>This Section includes provisions for the common recreation area requirement for residential projects and is amended as follows:</p> <ol style="list-style-type: none"> <li>1) Provisions allowing a reduction in the amount of common recreation area required for projects in the Denny Triangle participating in the Transfer of Development Credit (TDC) program are repealed with the expiration of the TDC program.</li> <li>2) Floor area in high-rise residential structures gained through the affordable housing and Leadership in Energy and Environmental Design (LEED) silver certification bonus is exempt from the common recreation area requirement, and a limit is set for the total amount of common recreation area required, equal to the lot area.</li> <li>3) To encourage landscaped open space at street level, the minimum horizontal dimension for such space is reduced from 15 feet to 10 feet and area provided at street level can be counted as twice the actual area towards meeting the requirement.</li> <li>4) In mixed use projects, bonused open space may count as common recreation area if certain conditions are met.</li> </ol>
<p>23.49.010, Lighting and glare.</p>	<p>This Section is repealed and consolidated without change in a new Section 23.49.025, <i>Odor, noise, light/glare, solid waste and recyclable materials storage space standards</i> that incorporates 23.49.019, Noise standards; 23.49.010, Lighting and glare; and 23.49.015, Solid waste and recyclable materials storage space.</p>
<p><b>23.49.011</b>, Floor area ratio.</p>	<p>This section contains the consolidated rules for density limits that apply to all downtown zones. Changes in this section include:</p> <ol style="list-style-type: none"> <li>1) The chart establishing the base and maximum FAR for Downtown zones is amended to reflect increases in maximum FAR from 14 to 20 FAR in DOC1, 10 to 14 FAR in DOC2, and 7 to 10 FAR in DMC 340/290-400 zones.</li> <li>2) Provisions for permitting floor area increases above the base FAR that apply to DOC1 and DOC2 are modified and extended to DMC zones with a maximum FAR of 7 and 10. The DMC zone provision that allowed the option of using either the bonus provisions adopted in 2001 or the prior provisions for floor area increases above the base FAR is eliminated.</li> <li>3) The provision establishing how the first increment of FAR above the base FAR can be gained in DOC1, DOC2, and DMC zones is replaced with provisions for a LEED Silver certification incentive, which would require a project to achieve a LEED “core and shell” or “new construction” certification to gain this additional increment of FAR. The amount of the first increment of FAR to be gained above the base FAR varies by zone, generally in proportion to the total amount of FAR allowed between the base and maximum FAR of each zone.</li> <li>4) New provisions are established for increasing floor area above the base FAR for DMC 240/290-400 zones that have a maximum FAR of 7. In addition to the first increment of FAR above the base gained through LEED Silver certification, a provision allowing transfer of development rights (TDR) from new housing in the DMC zone is added.</li> <li>5) Certain features previously eligible for bonuses for the first FAR above the base FAR, including street level uses and short-term parking, are no</li> </ol>

	<p>longer eligible.</p> <p>6) Additional exemptions from floor area calculations are provided for major retail stores within a specified mapped area and for shower facilities provided for bicycle commuters. Accessory long term parking above grade is no longer exempt from FAR calculations in DMC zones.</p> <p>7) Floor area of a designated Seattle Landmark structure located in a Downtown zone outside of historic or special review districts is exempt from FAR calculations up to the base FAR limit, allowing landmark properties to transfer the base FAR, minus any chargeable floor area above the base FAR, as Landmark TDR. This is an additional incentive for landmark preservation.</p> <p>8) A provision is included in DOC1 zones that would allow an increase from 17 to 20 FAR through the transfer of rural development credits. The transfer of rural development credits program must be re-established by the City of Seattle and King County before this provision can be used. In the meantime, 20 FAR can be achieved through floor area bonuses and TDR.</p>
<b>23.49.012</b> , Bonus floor area for voluntary agreements for housing and childcare	<p>This Section contains the rules for obtaining bonus floor area above the base FAR when the applicant provides or helps to fund features that mitigate a portion of the impacts of higher-density commercial development on housing and childcare. Only minor amendments are included to update provisions related to childcare.</p>
<b>23.49.013</b> , Bonus floor area for amenity features	<p>This section contains rules for how, in addition to the ways to gain floor area above the base FAR contained in 23.49.012, an applicant may achieve a portion of the floor area through bonuses for on-site amenities, such as public open space, hillclimb assists, shopping corridors or transit station access.</p> <p>Amendments include:</p> <p>1) Previous references to the Public Benefit Features Director's Rule have been replaced by a reference to Downtown Amenity Standards. The contents of the Rule have either been incorporated into the Code or adopted as guidelines in the Downtown Amenity Standards, which are an attachment to Ordinance 122054.</p> <p>2) The zones where certain public benefit features are bonusable are specified, and other required conditions that previously were in the Public Benefit Features Director's Rule are now incorporated into the Code.</p> <p>3) The bonus for transit tunnel station access has been expanded to include access to stations for all fixed rail transit facilities, including monorail and light rail stations.</p> <p>4) A provision has been added allowing the Department of Planning and Development (DPD) director to approve an off-site location for bonused public open space that may not meet the Downtown Amenity Standards, but is determined to be sufficient to mitigate the open space impact of a project and is equivalent to the type of open space identified as desirable in a Downtown open space plan.</p> <p>5) The limit on the amount of FAR increase allowed through bonuses for smaller open spaces is repealed. This limit was established when the lower maximum FARs placed more of a constraint on the total amount of FAR that</p>

	<p>could be gained through amenity bonuses and TDR options.</p> <p>6) Because the new maximum FAR limits increase the amount of FAR that can be gained through on-site amenities, the value of the transit station access bonus has been increased from 0.5 FAR to its earlier value of 1.0 FAR.</p>
<b>23.49.014</b> , Transfer of Development Rights (TDR).	<p>This Section now includes two new forms of TDR: a DMC Housing TDR and a Landmark Housing TDR. Conditions for sending and receiving sites for both these new TDRs are established in this Section.</p> <p>Also, the provision limiting the amount of within-block TDR allowed on a receiving site to 15% of the floor area allowed above the base FAR or 1 FAR, whichever is less, is amended to delete the FAR restriction and to clarify that the limit applies to floor area allowed above the first increment of FAR above the base FAR.</p>
23.49.015, Solid waste and recyclable materials storage space.	This Section is repealed and consolidated without change in a new Section <b>23.49.025</b> , <i>Odor, noise, light/glare, solid waste and recyclable materials storage space standards</i> that incorporates 23.49.019, Noise standards; 23.49.010, Lighting and glare; and 23.49.015, Solid waste and recyclable materials storage space.
<b>23.49.015 (new section)</b> , Bonus residential floor area for voluntary agreements for low-income housing and moderate income housing.	This new Section explains how bonus height and floor area for residential use in high-rise structures can be obtained when the applicant develops to standards for LEED Silver certification and provides affordable housing on-site or contributes to funding affordable housing.
23.49.009 is re-codified to <b>23.49.016</b> , Open Space	This new Section includes minor changes that allow the DPD director discretion to modify standards for minimum size and distance from the project site for bonusable open space provided off-site.
23.49.027, Open space TDR site eligibility and 23.49.039, Special exception for open space TDR sites have been combined and re-codified to <b>23.49.017</b> <i>Open-space TDR Site Eligibility</i>	Sections consolidated without significant change.
<b>23.49.018 (new section)</b> , Overhead Weather Protection and Lighting	This section establishes a requirement for overhead weather protection and lighting for the street frontage of new development.
23.49.018, Standards for location and access to parking.	This section is repealed and consolidated without changes into a new Section 23.49.019, <i>Parking quantity, location and access requirements, and screening and landscaping of surface parking areas</i> .
23.49.019, Noise standards.	This Section is repealed and consolidated without change in a new Section <b>23.49.025</b> , <i>Odor, noise, light/glare, solid waste and recyclable materials storage space standards</i> for ease of reference.
23.49.016 is re-codified <b>23.49.019</b> , <i>Parking quantity, location and access requirements, and screening and landscaping of surface</i>	<p>This Section includes the following amendments:</p> <p>1) The minimum short- and long-term parking requirements for non-residential uses are eliminated throughout Downtown, except within the International Special Review District, while retaining the current maximum limit on long-term parking as the maximum limit for all non-residential</p>

<p><i>parking areas</i>, and incorporates 23.49.018, Standards for location and access to parking, and 23.49.020, Screening and landscaping of surface parking areas.</p>	<p>parking.</p> <p>2) Conditions that the DPD director may consider in exercising discretion to allow increases to the maximum parking limit are expanded to address the potential need for more short-term parking to support shopping in the retail core and other areas, and to allow shared use of long-term spaces for short-term or residential use.</p> <p>3) A new bicycle parking requirement based on use replaces the current requirement, which was tied to the commercial parking requirement. Additional conditions for the provision of bicycle parking are included. Also, shower facilities for bicycle commuters are required in structures with over 250,000 square feet of office floor area.</p> <p>4) Limits on above grade parking area established, with additional screening requirements. On large lots, parking must be provided below grade or separated from the street by another use along all street frontages. On smaller lots and lots of limited depth, one level of parking above the ground floor is allowed for each level of below grade parking, up to a maximum of four levels above the ground floor. Screening by another use is required for 30% of the street frontage of parking above the third story of a structure.</p>
<p>23.49.020, Screening and landscaping of surface parking areas.</p>	<p>This Section is repealed and consolidated without changes into a new <i>Section 23.49.019, Parking quantity, location and access requirements, and screening and landscaping of surface parking areas.</i></p>
<p><b>23.49.020 (new).</b> Demonstration of LEED Silver rating</p>	<p>This new section establishes how the commitment to comply with LEED standards is demonstrated, and sets a penalty for projects that fail to comply.</p>
<p>23.49.017 is re-codified <b>23.49.025</b>, <i>Odor, noise, light/glare, solid waste and recyclable materials storage space standards</i> and incorporates 23.49.019, Noise standards; 23.49.010, Lighting and glare; and 23.49.015, Solid waste and recyclable materials storage space.</p>	<p>For ease of reference, this Section consolidates, without changes, several Sections with standards addressing various environmental issues.</p>
<p><b>23.49.032</b>, Additions to gross floor area on lots with existing structures.</p>	<p>This Section is amended to clarify that the new LEED incentive for floor area increases above the Base FAR only applies to new construction.</p>
<p><b>23.49.034</b> Modifications of plazas and other features bonused under Title 24</p>	<p>This Section is amended to include an option to provide signage related to public access and use conditions for public spaces bonused under Title 24.</p>
<p><b>23.49.035</b>, Replacement of public benefit features</p>	<p>This Section is repealed and consolidated with 23.49.034, <i>Modifications of plazas and other public features bonused under Title 24.</i> In addition, the provisions for replacing public benefit features are clarified, now specifying that the floor area gained through any earlier bonus feature to be replaced would be subject to the current provisions for adding floor area above the base FAR, regardless of the previous Code provisions under which the added floor area was originally granted.</p>

<b>23.49.036</b> , Planned community developments (PCD)	<p>This Section is amended as follows:</p> <ol style="list-style-type: none"> <li>1) Approval of a PCD changes from a Type IV Council decision to a Type II appealable decision by the DPD director, and a process for early public involvement is established. The minimum size required for a PCD is modified to allow, under certain conditions, the area of public rights-of-way to be included. The areas of a PCD can no longer include zones outside the Downtown Urban Center.</li> <li>2) Additional public benefits to be achieved through the PCD process are specified.</li> <li>3) DOC1 is included as an eligible area for the PCD process. This previously was only allowed if the PCD proposed a major public open space.</li> </ol>
<b>23.49.037</b> , Public parks in planned community developments in Downtown Office Core 1.	This Section is repealed because DOC1 is now among the zones eligible to be included in the general PCD process under the amended Section 23.49.036. Public open space can continue to be provided as a public benefit under the amended process.
<b>23.49.041</b> , City/County Transfer of Development Credits (TDC) Program	<p>This Section is repealed; the bonus for affordable housing and LEED Silver certification replaces the purchase of development credits from rural properties and amenity fund contributions as the means for increasing floor area and height for residential use in the Denny Triangle.</p> <p>A provision in Section 23.49.011 now allows for the transfer of rural development credits to increase floor area from 17 FAR to 20 FAR in DOC1 zones once a program has been established.</p>
<b>23.49.041 (new)</b> , Combined lot development	<p>This Section contains rules for allowing density transfers on lots within the same block that may not be contiguous. It also identifies the public benefits desired to address potential impacts that may be associated with this additional flexibility.</p> <p>Under the combined lot provisions, density transfers allow a structure located on one lot within a block to exceed the floor area ratio otherwise permitted on that lot, provided the chargeable floor area on all lots included in the combined lot development does not exceed the maximum permitted chargeable floor area allowed. Furthermore, the receiving lot must obtain bonus floor area first from the sending lot and provide the specified public benefit features before base FAR can be transferred from the sending lot.</p>
<b>Subchapter II</b> , Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial	This Subchapter consolidates the use provisions and development standards previously found in Subchapter II, Downtown Office Core 1; Subchapter III, Downtown Office Core 2; and Subchapter V, Downtown Mixed Commercial. Combining these subchapters helps to streamline the Code by eliminating the duplication of numerous provisions, while introducing the new provisions that now apply in these zones.
<b>23.49.044</b> , Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial prohibited uses	<p>This section is amended to:</p> <ol style="list-style-type: none"> <li>1) Prohibit principal use parking garages, which previously were permitted as conditional uses in certain mapped locations. Map 1J is also amended to reflect the change; and</li> <li>2) Include the current prohibition that applies in DMC zones to adult motion picture theaters and adult panorams. This prohibition would continue to apply only in DMC zones.</li> </ol>
<b>23.49.045</b> , DOC 1, DOC 2, and DMC principal and accessory parking	<p>This Section is amended to delete principal use parking garages as conditional uses at mapped locations.</p> <p>Existing provisions allowing principal use surface parking areas as a</p>

	conditional use in mapped locations within the DMC zone and the DMC conditions for accessory surface parking areas are incorporated into this Section.
<b>23.49.046</b> , DOC 1, DOC 2, and DMC conditional uses and Council decisions.	<p>This Section is amended to:</p> <ol style="list-style-type: none"> <li>1) Limit principal use parking garages as an administrative conditional use to garages for short term parking only;</li> <li>2) Include provisions related to surface parking areas that applied in DMC zones; and</li> <li>3) Delete conditions for carpool spaces that would no longer apply with the repeal of the parking requirement.</li> <li>4) Replace the reference to the Kingdome with references to Safeco Field and Qwest Stadium.</li> </ol>
<b>23.49.056</b> , DOC 1, DOC 2, and DMC street façade and street setback requirements.	<p>Amendments consolidate street façade and street setback requirements previously in Sections 23.49.056 (DOC1), 23.49.076 (DOC2), and 23.49.134 (DMC) into this one Section. Changes include:</p> <ol style="list-style-type: none"> <li>1) The Downtown Maps referenced in this Section are renumbered to correspond with changes in the sequence due to the deletion of several maps.</li> <li>2) The existing chart for façade heights in DOC1 zones is repealed and replaced with a new chart combining, without changes, the facade height requirements in DOC1, DOC2, and DMC zones.</li> <li>3) Provisions for façade setback limits from Sections 23.49.076 (DOC2) and 23.49.134 (DMC) are incorporated without change in this Section, to consolidate all street façade standards in one place.</li> <li>4) Standards for façade transparency and limits on blank facades are modified to reduce the area where the limits apply on steeply sloping streets, addressing problems recent projects have had in meeting this standard.</li> <li>6) Setback and landscaping standards for DOC2 and DMC zones in the Denny Triangle are incorporated in this Section, along with the map of the Denny Triangle Urban Center Village.</li> </ol>
<b>23.49.058</b> , DOC 1, DOC 2, and DMC upper level development standards.	<p>Amendments consolidate upper level development standards from current Sections 23.49.058 (DOC1), 23.49.078 (DOC2), and 23.49.136 (DMC) into this one Section. This Section has been substantially changed to replace current upper level development standards for all uses in DOC1, DOC2, and DMC zones with two new sets of standards: 1) a simplified set of standards for all structures 160 feet in height or less, and for all non-residential structures over 160 feet, and 2) a new set of standards for structures with residential use above 160 feet in height.</p> <p>Highlights of the changes include:</p> <ol style="list-style-type: none"> <li>1) Repealing the coverage limits that defined “coverage limit areas” at the 125’ and 240’ elevations and that limited the amount a structure can extend onto these areas. These standards were considered overly complicated and restrictive for structures on sites that are only one lot deep. Design review, which is now available to address some of the bulk issues these standards were intended to regulate, as well as the height increases in DOC1 and DOC2 zones, will also help mitigate this particular bulk issue, since commercial structures can distribute permitted floor area within taller, less bulky structures.</li> </ol>



	<p>2) Provisions for maximum façade lengths are repealed and, for non-residential structures, replaced with a new set of façade modulation standards. On large sites, there is a maximum limit on the width of commercial structures above 240 feet in height.</p> <p>For high-rise residential structures, new standards include limits on floor sizes combined with an absolute limit on structure width at various elevations. These standards allow greater bulk as an incentive for projects that contribute to affordable housing.</p> <p>3) The new standards reduce the maximum height that structures can reach with 100% lot coverage, from 125 feet to 85 feet for residential structures less than 160 feet in height and for all commercial structures. Bulk limits for residential towers over 160 feet in height apply to portions above either a height of 65 feet, or the height of adjacent structures, up to a maximum of 85 feet.</p> <p>4) New provisions for tower spacing now apply to highrise structures in DMC zones. In DMC zones in Belltown, structures over 160 feet in height must be separated by 80 feet above a height of 125 feet, unless separated by a street. In DMC zones in the Denny Triangle, the required separation is 60 feet. In the DMC area between the retail core and Pike Place Market, separation of 200 feet is required. An exception allows the DPD director discretion to modify spacing standards to permit at least two towers on a block to be closer than the allowed spacing if other measures are taken to address spacing issues. Spacing is not required from structures built under previous Codes.</p> <p>5) In DOC2 and DMC zones, an upper level setback is required above 45 feet for structures abutting designated green streets.</p>
<p><b>Subchapter III,</b> Downtown Office Core 2, Sections 23.49.060; 23.49.062; 23.49.064; 23.49.066; 23.49.076; and 23.49.078 <b>Subchapter V,</b> Downtown Mixed Commercial.</p>	<p>These Subchapters and the Sections are repealed with the consolidation of Subchapters III and V into Subchapter II.</p>
<p><b>Subchapters IV,</b> Downtown Retail Core (DRC); and <b>Subchapters VI, VII, VII, VIII, IX, X, XI, and XII</b> re-codified.</p>	<p>These Subchapters are renumbered according to the new sequence established with the repeal of Subchapters III and V.</p>
<p><b>23.49.094</b> Downtown Retail Core, principal and accessory parking.</p>	<p>The provision in this Section specifying bonused short term parking as a use permitted outright is repealed due to the elimination of the short-term parking bonus.</p>
<p><b>23.49.096</b> Downtown Retail Core, conditional uses and Council decisions</p>	<p>References to other Code Sections are amended to address changes in the sequence of certain Sections. References to the Kingdome are replaced with Safeco Field and Qwest Stadium.</p>
<p><b>23.49.108</b> Downtown Retail Core, upper-level development standards</p>	<p>Special provisions for two half blocks on the east side of 2<sup>nd</sup> Avenue between Pine and Union Streets are repealed as a result of rezoning this area from DRC to DMC 240/290-400.</p>

Sections <b>23.49.116</b> ; <b>23.49.118</b> ; <b>23.49.120</b> ; <b>23.49.122</b> ; <b>23.49.126</b> ; <b>23.49.130</b> ; <b>23.49.134</b> ; and <b>23.49.136</b> .	These Subchapters and the Sections within are repealed with the consolidation of Subchapters III and V into Subchapter II.
<b>23.49.148</b> Downtown Mixed Residential, conditional uses and Council decisions	References to other Code Sections are amended to correspond to the re-codification of these Sections.
<b>23.49.162</b> Downtown Mixed Residential, street façade requirements.	Standards for façade transparency and limits on blank facades are modified to reduce the area where the limits apply on steeply sloping streets, addressing issues with the standard raised by recent projects. References to other Sections in the Code are revised to correspond to the re-codifying of these Sections.
<b>23.49.332</b> Downtown Harborfront 2, street façade requirements.	In 23.49.332, transparency and blank wall requirements are added for Class I pedestrian streets to allow for potential application to Alaskan Way.
<b>23.49.338</b> ; <b>23.54.015</b> ; <b>23.54.020</b> ; <b>23.54.030</b> ; <b>23.66.122</b> ; <b>23.66.170</b> ; <b>23.74.010</b>	Changes are made to references among sections for consistency.
<b>23.76.004</b> Land use Decision framework; <b>23.76.006</b> Master Use Permits required; <b>23.76.036</b> Council decisions required; <b>23.76.058</b> Rules for Specific Decisions.	These Sections are amended to: 1) Reflect that Planned Community Developments are now Type II rather than Type IV decisions; 2) identify the determination of a public benefit for a combined lot development as a Type I decision; and 3) define as special exceptions the DPD director decisions on tower spacing and LEED certification.
<b>23.76.011</b> Notice of early design guidance and planned community development process.	This section is amended to establish a process for early public review and input on the priorities for public benefits to be achieved through a planned community development.
<b>23.84.008</b> , <b>23.84.016</b> , <b>23.84.018</b> , <b>23.84.024</b> , <b>23.84.025</b> , <b>23.84.038</b> , <b>23.84.042</b> (Definitions)	Chapter 23.84 <i>Definitions</i> is amended to include new terms and update existing terms, primarily regarding new forms of TDR, terms related to LEED certification, and terms related to household income levels.
<b>Downtown Maps</b>	Downtown maps are amended and repealed as necessary for consistency with Code amendments. Revisions include: <ul style="list-style-type: none"> <li>• Map 1A Downtown Zones - revised to show changes to zone boundaries and designations.</li> <li>• Map 1B Street Classifications – no change.</li> <li>• Map 1C Sidewalk Widths – no change.</li> <li>• Map 1D View Corridors – no change.</li> <li>• Map 1E Existing Public Benefit Features under Title 24 – no change.</li> <li>• Map 1F Transit Access – deleted, in recognition that all of Downtown is an area with high transit access.</li> <li>• Map 1G Pedestrian Street Classifications – re-lettered 1F.</li> <li>• Map 1H Street Level Use Required – re-lettered 1G.</li> <li>• Map 1I Property Line Facades – re-lettered 1H.</li> <li>• Map 1J Parking Uses Permitted – revised to reflect the prohibition on principal use long-term parking garages; re-lettered 1I.</li> <li>• Map 1K Public Amenity Features – revised to reflect: 1) eligibility of transit station access bonus beyond the transit tunnel; and 2) a larger area where shopping atrium and major retail store floor area are exempt</li> </ul>

	<p>from FAR limits, extending further east to 9<sup>th</sup> Ave along Pike and Pine Streets. Re-lettered 1J.</p> <ul style="list-style-type: none"> <li>• Map 1L Pike Place Market – replaced with a more accurate map; re-lettered 1K.</li> <li>• Map 1M Downtown Retail Core – deleted, no longer needed due to the rezone of 2 half-blocks where the special provision for 30% height increase for residential use applied.</li> <li>• Map 1N Retail and Short-term Parking Public Amenity Features – deleted, as the bonus for these features was eliminated.</li> <li>• Map 1O Additional Height – deleted, superseded by height increases.</li> </ul>
<b>23.66.122</b> , Prohibited Uses	In this Section related to the Pioneer Square Special Review District, a reference to 23.49.020, <i>Screening and landscaping of surface parking areas</i> is amended to correspond to a new Section number, 23.49.019.
<b>23.66.170</b> , Parking and access	Reference to 23.49.016 is amended to correspond to new section number, 23.49.019.
<b>23.66.302</b> , International Special Review District goals and objectives, G.	Reference to Kingdome is replaced with Safeco Field and Qwest Stadium.